

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

JOANN INC.,¹

Post-Effective Date Debtor.

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Chapter 11

Case No. 25-10068 (CTG)

AFFIDAVIT OF SERVICE

I, Amy Castillo, depose and say that I am employed by Kroll Restructuring Administration LLC (“*Kroll*”), the claims and noticing agent for the Post-Effective Date Debtor in the above-captioned chapter 11 case.

On December 3, 2025, at my direction and under my supervision, employees of Kroll caused the following document to be served (1) via email on the Core/2002 Service List attached hereto as **Exhibit A**, and (2) by the method set forth on the Seventeenth Omnibus Objection Service List attached hereto as **Exhibit B**:

- Plan Administrator’s Seventeenth (Substantive) Omnibus Objection to Certain Claims (Unliquidated Claims and Overstated Claims) [Docket No. 1860]

Dated: December 5, 2025

/s/ Amy Castillo
Amy Castillo

State of New York
County of New York

Subscribed and sworn (or affirmed) to me on December 5, 2025, by Amy Castillo, proved to me on the basis of satisfactory evidence to be the person who executed this affidavit.

/s/ OLEG BITMAN
Notary Public, State of New York
No. 01BI6339574
Qualified in New York County
Commission Expires April 4, 2028

¹ The Post-Effective Date Debtor in this chapter 11 cases, along with the last four digits of its federal tax identification number, is JOANN Inc. (5540). The Post-Effective Date Debtor’s mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

Exhibit A

Exhibit A
Core/2002 Service List
Served via email

DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO COLLIN COUNTY, COLLIN COLLEGE, CITY OF MCKINNEY, MCKINNEY ISD, CITY OF PLANO, CITY OF SHERMAN	ABERNATHY, ROEDER, BOYD & HULLETT, P.C.	ATTN: PAUL M. LOPEZ, LARRY R. BOYD, EMILY M. HAHN	PLOPEZ@ABERNATHY-LAW.COM BANKRUPTCY@ABERNATHY-LAW.COM EHAHN@ABERNATHY-LAW.COM
ATTORNEYS FOR CREDITOR SQUARE ONE PARTNERS, LLC	ANSELL GRIMM & AARON, P.C.	ATTN: ANTHONY J. D'ARTIGLIO, ESQ.	ADARTIGLIO@ANSELL.LAW
COUNSEL TO CHINA NATIONAL ART & CRAFTS IMP. & EXP. HUAYONG CORP. ("CHINA NATIONAL")	ARCHER & GREINER, P.C.	ATTN: JIANGANG OU, ESQUIRE	JOU@ARCHERLAW.COM
COUNSEL TO CHINA NATIONAL ART & CRAFTS IMP. & EXP. HUAYONG CORP. ("CHINA NATIONAL")	ARCHER & GREINER, P.C.	ATTN: NATASHA M. SONGONUGA, ESQUIRE	NSONGONUGA@ARCHERLAW.COM
COUNSEL TO WILMINGTON SAVINGS FUND SOCIETY, FSB, AS PREPETITION TERM LOAN AGENT	ARENTFOX SCHIFF LLP	ATTN: JEFFREY R. GLEIT	JEFFREY.GLEIT@AFSLAW.COM
COUNSEL TO THE PREPETITION TERM LOAN AGENT	ARENTFOX SCHIFF LLP	ATTN: JONATHAN BAGG	JONATHAN.BAGG@AFSLAW.COM
COUNSEL TO WILMINGTON SAVINGS FUND SOCIETY, FSB, AS PREPETITION TERM LOAN AGENT	ARENTFOX SCHIFF LLP	ATTN: MATTHEW R. BENTLEY	MATTHEW.BENTLEY@AFSLAW.COM
COUNSEL TO TRAVIS COUNTY	ASSISTANT COUNTY ATTORNEY	ATTN: JASON A. STARKS	JASON.STARKS@TRAVISCOUNTYTX.GOV
COUNSEL TO LOW TECH TOY CLUB LLC	BALASIANO & ASSOCIATES, PLLC	ATTN: STEVEN BALASIANO, ESQ. JUDAH S. BALASIANO, ESQ.	STEVEN@BALASIANOLAW.COM JUDAH@BALASIANOLAW.COM
ARC CLORLFL001, LLC; ARC NLLKLFL001, LLC; ARC SMWMBFL001, LLC; ARG JAFPTIL001, LLC; ARG MHMORNC001, LLC; ARG OTOWEKY001, LLC; ACADIA REALTY LIMITED PARTNERSHIP; AMERICAN FORK SC, LLC; EDENS; GALLATIN MALL GROUP, L.L.C.; LANCASTER DEVELOPMENT COMPANY LLC; MARKETPLACE WEST PARTNERS, LLC; PBA II, LLC; PRIDE CENTER CO., LLC; RENAISSANCE PARTNERS I, LLC; SANTA SUSANA GRF2, LLC AND SHERMAN COMMONS, L.P.	BALLARD SPAHR LLP	ATTN: DUSTIN P. BRANCH, ESQUIRE, NAHAL ZARNIGHIAN, ESQUIRE	BRANCHD@BALLARDSPAHR.COM ZARNIGHIANN@BALLARDSPAHR.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO BMA JC LLC; BRIXMOR OPERATING PARTNERSHIP LP; FEDERAL REALTY OP LP; HUTENSKY CAPITAL PARTNERS, LLC; RD MANAGEMENT, LLC; SHOPPING CENTER ASSOCIATES, LP; TPP 217 TAYLORSVILLE, LLC; THE STERLING ORGANIZATION; AND WESTFORD VALLEY MARKETPLACE, INC., ARC CLORLFL001, LLC; ARC NLLKLFL001, LLC; ARC SMWMBFL001, LLC; ARG JAFPTIL001, LLC; ARG MHMORNC001, LLC; ARG OTOWEKY001, LLC; ACADIA REALTY LIMITED PARTNERSHIP; AMERICAN FORK SC, LLC; EDENS; GALLATIN MALL GROUP, L.L.C.; LANCASTER DEVELOPMENT COMPANY LLC; MARKETPLACE WEST PARTNERS, LLC; PBA II, LLC; PRIDE CENTER CO., LLC; RENAISSANCE PARTNERS I, LLC; SANTA SUSANA GRF2, LLC AND SHERMAN COMMONS, L.P.	BALLARD SPAHR LLP	ATTN: LESLIE C. HEILMAN, LAUREL D. ROGLEN, MARGARET A. VESPER	HEILMANL@BALLARDSPAHR.COM ROGLENL@BALLARDSPAHR.COM VESPERM@BALLARDSPAHR.COM
COUNSEL TO COUPA SOFTWARE INC. ("COUPA")	BARNES & THORNBURG LLP	ATTN: MARK R. OWENS, AMY E. TRYON	MARK.OWENS@BTLAW.COM AMY.TRYON@BTLAW.COM
COUNSEL TO TUFKO INTERNATIONAL, SEASONS SPECIAL CO., LTD. ("SEASONS"), PROMAX MANUFACTURING CO., LTD. ("PROMAX"), ELEGANT HOMES LIMITED ("EHL"), INFOSYS LIMITED ("INFOSYS"), POLYTEK, DEVELOPMENT CORPORATION ("POLYTEK"), JOANN LIQUIDATING TRUST	BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP	ATTN: JOHN C. GENTILE, KEVIN M. CAPUZZI, STEVEN L. WALSH, JUAN E. MARTINEZ, JENNIFER R. HOOVER	JGENTILE@BENESCHLAW.COM KCAPUZZI@BENESCHLAW.COM SWALSH@BENESCHLAW.COM JMARTINEZ@BENESCHLAW.COM JHOOVER@BENESCHLAW.COM
COUNSEL TO SUNBEAM DEVELOPMENT CORP	BILZIN SUMBERG BAENA PRICE & AXELROD LLP	ATTN: JEFFREY I. SNYDER, ESQ.	JSNYDER@BILZIN.COM
BROOKFIELD PROPERTIES RETAIL INC., AS DIRECT AND INDIRECT OWNER AND/OR MANAGING AGENT AS LANDLORD FOR THE DEBTOR	BROOKFIELD PROPERTIES RETAIL INC. AS AGENT	ATTN: KRISTEN N. PATE, GENERAL COUNSEL	BK@BPRETAIL.COM
BROWARD TAX COLLECTOR'S OFFICE	BROWARD TAX COLLECTOR'S OFFICE	ATTN: ANDREW J. MEYERS	AMEYERS@BROWARD.ORG
COUNSEL TO ROTH BROS., INC., A SODEXO COMPANY	BROWN NIMEROFF LLC	ATTN: JAMI B. NIMEROFF, ESQUIRE	JNIMEROFF@BROWNNIMEROFF.COM
COUNSEL TO GILDAN ACTIVEWEAR, INC.	BRYAN CAVE LEIGHTON PAISNER LLP	ATTN: DAVID M. UNSETH	DAVID.UNSETH@BCLPLAW.COM
COUNSEL TO GILDAN ACTIVEWEAR, INC.	BRYAN CAVE LEIGHTON PAISNER LLP	ATTN: JARRET P. HITCHINGS	JARRET.HITCHINGS@BCLPLAW.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO MILLBRAE SQUARE COMPANY, ORACLE AMERICA, INC.	BUCHALTER, A PROFESSIONAL CORPORATION	ATTN: VALERIE BANTNER PEO, SHAWN M. CHRISTIANSON, ESQ.	VBANTNERPEO@BUCHALTER.COM SCHRIANSON@BUCHALTER.COM
COUNSEL TO BROOKSIDE PROPERTIES, INC.	BURR & FORMAN LLP	ATTN: EMILY TAUBE	ETAUBE@BURR.COM
COUNSEL TO BROOKSIDE PROPERTIES, INC., CTO CAROLINA PAVILION, SUCCESSOR IN INTEREST FOR DDR CAROLINA PAVILION, CTO23 ROCKWALL LLC AS SUCCESSOR IN INTEREST TO EXCEL ROCKWALL LLC ("CTO23 ROCKWALL LLC"), IGI21 KATY LLC ("IGI21")	BURR & FORMAN LLP	ATTN: J. CORY FALGOWSKI	JFALGOWSKI@BURR.COM
COUNSEL TO CTO CAROLINA PAVILION, SUCCESSOR IN INTEREST FOR DDR CAROLINA PAVILION, CTO23 ROCKWALL LLC AS SUCCESSOR IN INTEREST TO EXCEL ROCKWALL LLC ("CTO23 ROCKWALL LLC"), IGI21 KATY LLC ("IGI21")	BURR & FORMAN LLP	ATTN: J. ELLSWORTH SUMMERS, JR., DANA L. ROBBINS-BOEHNER	ESUMMERS@BURR.COM DROBBINS-BOEHNER@BURR.COM
COUNSEL TO PARK ASSOCIATES LP	CAMPBELL & LEVINE, LLC	ATTN: KATHERINE L. HEMMING, ESQUIRE	KHEMMING@CAMLEV.COM
COUNSEL TO CRAFTY (AL) LLC ("CRAFTY")	CHAFFETZ LINDSEY LLP	ATTN: ALAN J. LIPKIN	ALAN.LIPKIN@CHAFFETZLINDSEY.COM
COUNSEL TO THE PREPETITION FILO AGENT, 1903P LOAN AGENT, LLC, 1903 PARTNERS, LLC	CHOATE HALL & STEWART LLP	ATTN: JOHN F. VENTOLA, JONATHAN D. MARSHALL, M. HAMPTON FOUSHEE, ALEXANDRA THOMAS	JMARSHALL@CHOATE.COM JVENTOLA@CHOATE.COM HFOUSHEE@CHOATE.COM ATHOMAS@CHOATE.COM
COUNSEL TO VESTAR DRM-OPCO LLC, QCM PARTNERS, LLC, CPT RIVERSIDE PLAZA, LLC, VESTAR BEST IN THE WEST PROPERTY, LLC, SANTAN MP, LP, AND SQUARE ONE PARTNERS, LLC	CLARK HILL PLC	ATTN: AUDREY L. HORNISHER, TARA L. BUSH	AHORNISHER@CLARKHILL.COM TBUSH@CLARKHILL.COM
COUNSEL TO VESTAR DRM-OPCO LLC, QCM PARTNERS, LLC, CPT RIVERSIDE PLAZA, LLC, VESTAR BEST IN THE WEST PROPERTY, LLC, SANTAN MP, LP, AND SQUARE ONE PARTNERS, LLC, DAANE'S DEVELOPMENT COMPANY	CLARK HILL PLC	ATTN: KAREN M. GRIVNER	KGRIVNER@CLARKHILL.COM
COUNSEL TO DAANE'S DEVELOPMENT COMPANY	CLARK HILL PLC	ATTN: SANDRA S. HAMILTON	BANKRUPTCYFILING@CLARKHILL.COM
COUNSEL TO HUDSON RETAIL LLC, FAIRVIEW HUDSON 15 LLC, 11-13 HUDSON LLC	COHEN SEGLIAS PALLAS GREENHALL & FURMAN, P.C.	ATTN: CHRISTOPHER A. OUELLETTE, EVAN W. RASSMAN	ERASSMAN@COHENSEGLIAS.COM COUELLETTE@COHENSEGLIAS.COM
CO-COUNSEL TO THE DEBTORS AND DEBTORS IN POSSESSION, ANN ABER, SOLELY IN HER CAPACITY AS THE PLAN ADMINISTRATOR OF JOANN INC., ET AL	COLE SCHOTZ P.C.	ATTN: PATRICK J. REILLEY, STACY L. NEWMAN, MICHAEL E. FITZPATRICK, JACK M. DOUGHERTY	PREILLEY@COLESCHOTZ.COM SNEWMAN@COLESCHOTZ.COM MFITZPATRICK@COLESCHOTZ.COM JDOUGHERTY@COLESCHOTZ.COM

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COUNSEL TO BLUE YONDER, INC.	CONNOLLY GALLAGHER LLP	ATTN: JEFFREY C. WISLER	JWISLER@CONNOLLYGALLAGHER.COM
COUNSEL TO MADISON COUNTY, ALABAMA	COUNTY ATTORNEY	ATTN: J. JEFFERY RICH	JRICH@MADISONCOUNTYAL.GOV
COUNSEL TO KORBER SUPPLY CHAIN US, INC.	COWLES & THOMPSON, P.C.	ATTN: WILLIAM L. SIEGEL	BSIEGEL@COWLESTHOMPSON.COM
COUNSEL TO ROBERT W. GIACOMINI, AS TRUSTEE OF THE GIACOMINI TRUST DATED AUGUST 12, 1999, JEANETTE E. GIACOMINI, AS TRUSTEE OF THE JEANETTE E. GIACOMINI REVOCABLE INTERVIVOS TRUST DATED OCTOBER 16, 2002, DAVID A. GIACOMINI, AS TRUSTEE OF THE DAVID A. GIACOMINI TRUST OF 2001 U.D.T. DATED MAY 31, 2001, ROBERT W. GIACOMINI AS TRUSTEE OF THE ROBERT W. GIACOMINI GST EXEMPT TRUST, JEANETTE E. GIACOMINI AS TRUSTEE OF THE JEANETTE E. GIACOMINI GST EXEMPT TRUST, DAVID A. GIACOMINI AS TRUSTEE OF THE DAVID A. GIACOMINI GST EXEMPT TRUST, RONALD GIACOMINI, RICHARD GIACOMINI, AND LISA A. MARTINONI	CROSS & SIMON, LLC	ATTN: KEVIN S. MANN, ESQUIRE	KMANN@CROSSLAW.COM
COUNSEL FOR THE COUNTY OF LOUDOUN, VIRGINIA	DEPUTY COUNTY ATTORNEY	ATTN: BELKYS ESCOBAR	BELKYS.ESCOBAR@LOUDOUN.GOV
COUNSEL TO 1903P LOAN AGENT, LLC AND 1903 PARTNERS, LLC	DLA PIPER LLP (US)	ATTN: STUART M. BROWN, MATTHEW S. SARNA	STUART.BROWN@US.DLAPIPER.COM MATTHEW.SARNA@US.DLAPIPER.COM
COUNSEL TO RED MOUNTAIN ASSET FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SMART CIENEGA SPE, A CALIFORNIA LIMITED LIABILITY COMPANY, NATTAN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	ERVIN COHEN & JESSUP LLP	ATTN: BYRON Z. MOLDO	BMOLDO@ECJLAW.COM
COUNSEL TO ALMADEN PROPERTIES, LLC	FOX ROTHSCHILD LLP	ATTN: JOSEPH J. DIPASQUALE	JDIPASQUALE@FOXROTHSCHILD.COM
COUNSEL TO ALMADEN PROPERTIES, LLC	FOX ROTHSCHILD LLP	ATTN: STEPHANIE SLATER WARD, ESQUIRE	SWARD@FOXROTHSCHILD.COM
COUNSEL TO WPG LEGACY, LLC	FROST BROWN TODD LLP	ATTN: RONALD E. GOLD, ESQ., ERIN P. SEVERINI, ESQ.	RGOLD@FBTLAW.COM ESEVERINI@FBTLAW.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
GA JOANN RETAIL PARTNERSHIP, LLC ("AGENT")	GA GROUP	ATTN: SCOTT K. CARPENTER AND TIM SHILLING	SCARPENTER@BRILEYFIN.COM LEGAL@BRILEYFIN.COM
COUNSEL TO SUN-YIN (HK) HOLDING LTD.	GELLERT SEITZ BUSENKELL & BROWN, LLC	ATTN: MICHAEL BUSENKELL, ESQ.	MBUSENKELL@GSBBLAW.COM
COUNSEL TO THE PREPETITION LOAN LENDER AD HOC GROUP, THE AD HOC TERM LOAN GROUP	GIBSON, DUNN & CRUTCHER LLP	ATTN: SCOTT J. GREENBERG, JOSHUA BRODY, MATTHEW J. WILLIAMS, C. LEE WILSON, KEVIN LIANG	SGREENBERG@GIBSONDUNN.COM MJWILLIAMS@GIBSONDUNN.COM CLWILSON@GIBSONDUNN.COM KLIANG@GIBSONDUNN.COM
COUNSEL TO BLUM BOULDERS ASSOCIATES I, LLC	GILBERT BIRD LAW FIRM, PC	ATTN: RYAN J. BIRD	RBIRD@GILBERTBIRDLAW.COM
COUNSEL TO TOLL GLOBAL FORWARDING (USA) INC.	GKG LAW, P.C.	ATTN: BRENDAN COLLINS, RACHEL E. AMSTER	BCOLLINS@GKGLAW.COM RAMSTER@GKGLAW.COM
COUNSEL TO THE AD HOC TERM LOAN GROUP	GLENN AGRE BERGMAN & FUENTES LLP	ATTN: ANDREW K. GLENN, KURT A. MAYR, AGUSTINA G. BERRO, MALAK S. DOSS, ESTHER HONG	AGLENN@GLENNAGRE.COM KMAYR@GLENNAGRE.COM ABERRO@GLENNAGRE.COM MDOSS@GLENNAGRE.COM EHONG@GLENNAGRE.COM
COUNSEL TO ALMADEN PROPERTIES, LLC	GREENBAUM, ROWE, SMITH & DAVIS LLP	ATTN: DAVID L. BRUCK	DBRUCK@GREENBAUMLAW.COM
GUAM ATTORNEY GENERAL	GUAM ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	DBMOYLAN@OAGGUAM.ORG ADMINISTRATION@OAGGUAM.ORG
COUSEL TO ANN ABER, SOLELY IN HER CAPACITY AS THE PLAN ADMINISTRATOR OF JOANN INC., ET AL	HAHN LOESER & PARKS LLP	ATTN: CHRISTOPHER B. WICK, ESQUIRE	CWICK@HAHNLAWS.COM
COUNSEL TO LANDLORDS, GRANITE VILLAGE WEST, L.P. AND LYNNWOOD TOWER, LLC	HANSON BRIDGETT LLP	ATTN: NANCY J. NEWMAN, ESQ.	NNEWMAN@HANSONBRIDGETT.COM
COUNSEL TO HARRIS COUNTY, HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY PORT OF HOUSTON AUTHORITY, HARRIS COUNTY HOSPITAL DISTRICT, AND HARRIS COUNTY DEPARTMENT OF EDUCATION	HARRIS COUNTY ATTORNEY'S OFFICE	ATTN: SUSAN FUERTES, ASSISTANT COUNTY ATTORNEY	TAXBANKRUPTCY.CAO@HARRISCOUNTYTX.GOV
COUNSEL TO NANCY C. MILLAN, HILLSBOROUGH COUNTY TAX COLLECTOR	HILLSBOROUGH COUNTY ATTORNEY	ATTN: BRIAN T. FITZGERALD, ESQ.	FITZGERALDB@HCFL.GOV STROUPJ@HCFL.GOV CONNORSA@HCFL.GOV

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO THE MARKETPLACE TAVARES, LLC, F/K/A TAMBURRO PROPERTIES II, LLC	HOGAN & MCDANIEL	ATTN: GARVAN F. MCDANIEL, ESQUIRE	GFMCDANIEL@DKHOGAN.COM
COUNSEL TO JANOME AMERICA INC. ("JANOME")	HOLLAND & KNIGHT LLP	ATTN: ARTHUR ROSENBERG, ESQ.	ARTHUR.ROSENBERG@HKLAW.COM
COUNSEL TO JEFFERSON ASSOCIATES, L.P., WARRENTON CENTER LLC	JACKSON & CAMPBELL, P.C.	ATTN: MITCHELL B. WEITZMAN, ESQUIRE	MWEITZMAN@JACKSCAMP.COM
COUNSEL TO BURLINGTON STORES, INC.	JACKSON WALKER LLP	ATTN: JENNIFER F. WERTZ	JWERTZ@JW.COM
COUNSEL TO BURLINGTON STORES, INC.	JACKSON WALKER LLP	ATTN: KRISTHY M. PEGUERO	KPEGUERO@JW.COM
COUNSEL TO BURLINGTON STORES, INC.	JACKSON WALKER LLP	ATTN: WILLIAM FARMER	WFARMER@JW.COM
COUNSEL TO JJD-HOV ELK GROVE, LLC	JOYCE, LLC	ATTN: MICHAEL J. JOYCE	MJOYCE@MJLAWOFFICES.COM
COUNSEL TO MARPLE XYZ ASSOCIATES, L.P.	KAPLIN STEWART MELOFF REITER & STEIN, P.C.	ATTN: WILLIAM J. LEVANT, ESQUIRE	WLEVANT@KAPLAW.COM
COUNSEL TO GORDON BROTHERS RETAIL PARTNERS, LLC	KATTEN MUCHIN ROSENMAN LLP	ATTN: STEVEN J. REISMAN, CINDI M. GIGLIO, GRACE A. THOMPSON	SREISMAN@KATTEN.COM CGIGLIO@KATTEN.COM GRACE.THOMPSON@KATTEN.COM
COUNSEL TO COMMITTEE OF UNSECURED CREDITORS, STEVEN BALASIANO, SOLELY IN HIS CAPACITY AS THE GUC TRUSTEE (THE "GUC TRUSTEE")	KELLEY DRYE & WARREN LLP	ATTN: JASON R. ADAMS, ESQ., ERIC R. WILSON, ESQ. MAEGHAN MCLOUGHLIN, ESQ., ANDRES BARAJAS, ESQ., CONNIE CHOE, CHARLES J. FENDRYCH	MMCLOUGHLIN@KELLEYDRYE.COM ABARAJAS@KELLEYDRYE.COM KDWBANKRUPTCYDEPARTMENT@KELLEYDRYE.COM JADAMS@KELLEYDRYE.COM CCHOE@KELLEYDRYE.COM CFENDRYCH@KELLEYDRYE.COM EWILSON@KELLEYDRYE.COM
COUNSEL TO KERN COUNTY, CALIFORNIA	KERN COUNTY TREASURER AND TAX COLLECTOR OFFICE	ATTN: BANKRUPTCY DIVISION	BANKRUPTCY@KERNCOUNTY.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COMMITTEE OF UNSECURED CREDITORS	KIMCO REALTY CORPORATION	ATTN: RAYMOND EDWARDS	REDWARDS@KIMCOREALTY.COM
COUNSEL TO PROJECT SWIFT LLC	KING & SPALDING LLP	ATTN: J. ERIC WISE, NANCY MARIE BELLO	EWISE@KSLAW.COM NBELLO@KSLAW.COM
CO-COUNSEL TO THE DEBTORS AND DEBTORS IN POSSESSION	KIRKLAND & ELLIS LLP	ATTN: ANUP SATHY, JEFFREY MICHALIK, LINDSEY BLUMENTHAL	ANUP.SATHY@KIRKLAND.COM JEFF.MICHALIK@KIRKLAND.COM LINDSEY.BLUMENTHAL@KIRKLAND.COM
CO-COUNSEL TO THE DEBTORS AND DEBTORS IN POSSESSION	KIRKLAND & ELLIS LLP	ATTN: JOSHUA A. SUSSBERG, APARNA YENAMANDRA	JOSHUA.SUSSBERG@KIRKLAND.COM APARNA.YENAMANDRA@KIRKLAND.COM
COUNSEL TO OXFORD VALLEY ROAD ASSOCIATES	KURTZMAN STEADY, LLC	ATTN: JEFFREY KURTZMAN, ESQUIRE	KURTZMAN@KURTZMANSTEADY.COM
COUNSEL TO CENTERBRIDGE PARTNERS, L.P.	LANDIS RATH & COBB LLP	ATTN: ADAM G. LANDIS, ESQ., MATTHEW B. MCGUIRE, ESQ., ELIZABETH A. ROGERS, ESQ.	LANDIS@LRCLAW.COM MCGUIRE@LRCLAW.COM EROGERS@LRCLAW.COM
COUNSEL TO FOF 1073 LLC ("FOF")	LAW OFFICE OF STEPHEN M. KAPLAN	ATTN: STEPHEN M. KAPLAN, ESQUIRE	KAPLANLAWWORKS@AOL.COM
COUNSEL TO LANDLORDS, GRANITE VILLAGE WEST, L.P., LYNNWOOD TOWER, LLC, UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICE WORKERS INTERNATIONAL UNION	LAW OFFICE OF SUSAN E. KAUFMAN, LLC	ATTN: SUSAN E, KAUFMAN, ESQ.	SKAUFMAN@SKAUFMANLAW.COM
COUNSEL TO PECKHAM KF, LLC, PECKHAM PH, LLC, PECKHAM SQUARE, LLC	LAW OFFICES OF AMY N. TIRRE	ATTN: AMY N. TIRRE	AMY@AMYTIRRELAW.COM
COUNSEL TO COLUMBUS PARK CROSSING LLC	LAW OFFICES OF KENNETH L. BAUM LLC	ATTN: KENNETH L. BAUM	KBAUM@KENBAUMDEBTSOLUTIONS.COM
COUNSEL TO LA HABRA WESTRIDGE PARTNERS, L.P.	LAW OFFICES OF RONALD K. BROWN, JR., APC	ATTN: RONALD K. BROWN, JR.	RON@RKBROWNLAW.COM
COUNSEL TO ORCHARD YARN AND THREAD COMPANY INC. D/B/A LION BRAND YARN CO.	LEWIS BRISBOIS BISGAARD & SMITH LLP	ATTN: SCOTT D. COUSINS	SCOTT.COUSINS@LEWISBRISBOIS.COM
COUNSEL TO NUECES COUNTY, MCLENNAN COUNTY, HIDALGO COUNTY	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	ATTN: DIANE W. SANDERS	AUSTIN.BANKRUPTCY@LGBS.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO BEXAR COUNTY	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	ATTN: DON STECKER	SANANTONIO.BANKRUPTCY@LGBS.COM
COUNSEL TO SMITH COUNTY, ROCKWALL CAD, ELLIS COUNTY, TARRANT COUNTY, CITY OF FRISCO, DALLAS COUNTY, LEWISVILLE ISD, GRAYSON COUNTY	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	ATTN: JOHN KENDRICK TURNER	DALLAS.BANKRUPTCY@LGBS.COM
COUNSEL TO CITY OF HOUSTON, KATY ISD, HOUSTON ISD, HOUSTON COMM COLL SYSTEM, CITY OF HUMBLE, CYPRESS-FAIRBANKS ISD, FORT BEND COUNTY, JEFFERSON COUNTY, LONE STAR COLLEGE SYSTEM, HARRIS CO ESD # 47, HARRIS CO ESD # 09, MONTGOMERY COUNTY	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	ATTN: TARA L. GRUNDEMEIER	HOUSTON_BANKRUPTCY@LGBS.COM
COMMITTEE OF UNSECURED CREDITORS	LOW TECH TOY CLUB LLC	ATTN: ADRIAN ZHANG	ADRIAN@THEWOOBLES.COM
GA JOANN RETAIL PARTNERSHIP, LLC ("AGENT")	LOWENSTEIN SANDLER LLP	ATTN: ANDREW BEHLMANN	ABEHLMANN@LOWENSTEIN.COM
COUNSEL TO KEN BURTON, JR.	MANATEE COUNTY TAX COLLECTOR	ATTN: MICHELLE LEESON	LEGAL@TAXCOLLECTOR.COM
COUNSEL TO ORCHARD YARN AND THREAD COMPANY INC. D/B/A LION BRAND YARN CO.	MANDELBAUM BARRETT PC	ATTN: JEFFREY M. ROSENTHAL, VINCENT J. ROLDAN	JROSENTHAL@MBLAWFIRM.COM VROLDAN@MBLAWFIRM.COM
COUNSEL TO SHELBYVILLE ROAD PLAZA, LLC	MCCARTER & ENGLISH, LLP	ATTN: KATE ROGGIO BUCK, ESQ., MALIHEH ZARE, ESQ.	KBUCK@MCCARTER.COM MZARE@MCCARTER.COM
COUNSEL TO THE COUNTY OF BRAZOS, TEXAS; THE COUNTY OF COMAL, TEXAS; THE COUNTY OF DENTON, TEXAS; CITY OF WACO AND/OR WACO ISD; CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY; THE COUNTY OF WILLIAMSON, TEXAS	MCCREARY, VESELKA, BRAGG, & ALLEN, P.C.	ATTN: JULIE ANNE PARSONS	JPARSONS@MVBALAW.COM
COUNSEL TO THE COUNTY OF BRAZOS, TEXAS; THE COUNTY OF COMAL, TEXAS; THE COUNTY OF DENTON, TEXAS; CITY OF WACO AND/OR WACO ISD; CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY; THE COUNTY OF WILLIAMSON, TEXAS	MCCREARY, VESELKA, BRAGG, & ALLEN, P.C.	ATTN: JULIE ANNE PARSONS	JPARSONS@MVBALAW.COM
COUNSEL TO BROTHER INTERNATIONAL CORPORATION	MCELROY, DEUTSCH, MULVANEY & CARPENTER, LLP	ATTN: GARY D. BRESSLER, ESQ.	GBRESSLER@MDMC-LAW.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO BROTHER INTERNATIONAL CORPORATION	MCELROY, DEUTSCH, MULVANEY & CARPENTER, LLP	ATTN: GARY D. BRESSLER, ESQ.	GBRESSLER@MDMC-LAW.COM
COUNSEL TO PARK ASSOCIATES LP	METZ LEWIS BRODMAN MUST O'KEEFE	ATTN: JUSTIN M. TUSKAN, ESQUIRE	JTUSKAN@METZLEWIS.COM
COUNSEL TO SVP SEWING BRANDS LLC ("SVP SEWING")	MILBANK LLP	ATTN: DENNIS F. DUNNE, SAMUEL A. KHALIL, ANDREW HARMEYER	DDUNNE@MILBANK.COM SKHALIL@MILBANK.COM AHARMEYER@MILBANK.COM
COUNSEL TO BANK OF AMERICA, N.A., AS PREPETITION ABL AGENT	MORGAN, LEWIS & BOCKIUS LLP	ATTN: DAVID K. SHIM, ESQ.	DAVID.SHIM@MORGANLEWIS.COM
COUNSEL TO MICHAEL PRENDERGAST AND JEFFREY DWYER	MORGAN, LEWIS & BOCKIUS LLP	ATTN: JODY C. BARILLARE	JODY.BARILLARE@MORGANLEWIS.COM
COUNSEL TO MICHAEL PRENDERGAST AND JEFFREY DWYER	MORGAN, LEWIS & BOCKIUS LLP	ATTN: JOHN C. GOODCHILD, III; MATTHEW C. ZIEGLER, JEFFREY J. MASTERS, REUBEN J. LACY	JOHN.GOODCHILD@MORGANLEWIS.COM MATTHEW.ZIEGLER@MORGANLEWIS.COM JEFFREY.MASTERS@MORGANLEWIS.COM REUBEN.LACY@MORGANLEWIS.COM
COUNSEL TO BANK OF AMERICA, N.A., AS PREPETITION ABL AGENT	MORGAN, LEWIS & BOCKIUS LLP	ATTN: MARJORIE CRIDER, CHRISTOPHER L. CARTER	MARJORIE.CRIDER@MORGANLEWIS.COM CHRISTOPHER.CARTER@MORGANLEWIS.COM
COUNSEL TO WILMINGTON SAVINGS FUND SOCIETY, FSB, AS PREPETITION TERM LOAN AGENT	MORRIS JAMES LLP	ATTN: ERIC J. MONZO, BRYA M. KEILSON, CHRISTOPHER M. DONNELLY	EMONZO@MORRISJAMES.COM BKEILSON@MORRISJAMES.COM CDONNELLY@MORRISJAMES.COM
COUNSEL TO CRAFTY (AL) LLC ("CRAFTY")	MORRIS, NICHOLS, ARSHT & TUNNELL LLP	ATTN: CURTIS S. MILLER & AUSTIN T. PARK	CMILLER@MORRISNICHOLS.COM
COUNSEL TO THE AD HOC TERM LOAN GROUP	MORRIS, NICHOLS, ARSHT & TUNNELL LLP	ATTN: ROBERT J. DEHNEY, SR., MATTHEW B. HARVEY, BRENN A. DOLPHIN, DONNA L. CULVER	RDEHNEY@MORRISNICHOLS.COM MHARVEY@MORRISNICHOLS.COM BDOLPHIN@MORRISNICHOLS.COM DCULVER@MORRISNICHOLS.COM
UNITED STATES TRUSTEE FOR THE DISTRICT OF DELAWARE	OFFICE OF THE UNITED STATES TRUSTEE	ATTN: MALCOLM M. BATES	MALCOLM.M.BATES@USDOJ.GOV USTPREGION03.WL.ECF@USDOJ.GOV
COUNSEL TO KIMCO REALTY CORPORATION	OFFIT KURMAN, P.A.	ATTN: BRIAN J. MCLAUGHLIN, ESQUIRE	BRIAN.MCLAUGHLIN@OFFITKURMAN.COM
OKLAHOMA COUNTY TREASURER	OKLAHOMA COUNTY TREASURER	ATTN: TAMMY JONES, PRO SE	TAMMY.JONES@OKLAHOMACOUNTY.ORG

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COMMITTEE OF UNSECURED CREDITORS	ORMO ITHALAT VE IHRACAT AS	ATTN: GIRAY OCALGIRAY	GOCALGIRAY@ORMO.COM.TR
COUNSEL TO COMMITTEE OF UNSECURED CREDITORS, STEVEN BALASIANO, SOLELY IN HIS CAPACITY AS THE GUC TRUSTEE (THE "GUC TRUSTEE")	PACHULSKI STANG ZIEHL & JONES LLP	ATTN: BRADFORD J. SANDLER, ESQ., JAMES E. O'NEILL, ESQ.	BSANDLER@PSZJLAW.COM JONEILL@PSZJLAW.COM
COUNSEL TO CITY OF GRAPEVINE, GRAPEVINE-COLLEYVILLE ISD	PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.	ATTN: ELIZABETH BANDA CALVO	EBCALVO@PBFCM.COM
COUNSEL TO FRISCO ISD, PLANO ISD	PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.	ATTN: LINDA D. REESE	LREECE@PBFCM.COM
COUNSEL TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT	PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.	ATTN: MELISSA E. VALDEZ	MVALDEZ@PBFCM.COM
COUNSEL TO G.W. REAL ESTATE OF GEORGIA, LLC	PIERSON FERDINAND LLP	ATTN: JEFFREY M. CARBINO, ESQUIRE	JEFFREY.CARBINO@PIERFERD.COM
COUNSEL TO GORDON BROTHERS RETAIL PARTNERS, LLC	POTTER ANDERSON & CORROON LLP	ATTN: M. BLAKE CLEARY, GREGORY J. FLASSER	BCLEARY@POTTERANDERSON.COM GFLASSER@POTTERANDERSON.COM
COUNSEL TO OOCL USA INC.	PRICE MEESE SHULMAN & D'ARMINIO, P.C.	ATTN: RICK A. STEINBERG, ESQ.	RSTEINBERG@PRICEMEESE.COM
COUNSEL TO MANN ENTERPRISES, INC.	PROCOPIO, CORY, HARGREAVES & SAVITCH LLP	ATTN: GERALD P. KENNEDY, ESQ.	GERALD.KENNEDY@PROCOPIO.COM
COUNSEL TO CENTERBRIDGE PARTNERS, L.P.	PROSKAUER ROSE LLP	ATTN: ANDREW BETTWY, ESQ.	ABETTWY@PROSKAUER.COM
COUNSEL TO CENTERBRIDGE PARTNERS, L.P.	PROSKAUER ROSE LLP	ATTN: CHARLES A. DALE, ESQ.	CDALE@PROSKAUER.COM
COUNSEL TO BOOT BARN, INC.	QUINN EMANUEL URQUHART & SULLIVAN, LLP	ATTN: SUSHEEL KIRPALANI, ERIC KAY, RACHEL HARRINGTON	SUSHEELKIRPALANI@QUINNEMANUEL.COM ERICKAY@QUINNEMANUEL.COM RACHELHARRINGTON@QUINNEMANUEL.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO BIRCH RUN STATION, LLC	RASHTI AND MITCHELL, ATTORNEYS AT LAW	ATTN: TIMOTHY T. MITCHELL, ESQUIRE	TIM@RASHTIANDMITCHELL.COM DKRM@AOL.COM
COUNSEL TO BANK OF AMERICA, N.A., AS PREPETITION ABL AGENT	REED SMITH LLP	ATTN: KURT F. GWYNNE, JASON D. ANGELO	KGWYNNE@REEDSMITH.COM JANGELO@REEDSMITH.COM
COUNSEL TO ASL INVESTMENTS, LLC	REEDER LAW CORPORATION	ATTN: DAVID M. REEDER, ESQ.	DAVID@REEDERLAW.COM
COMMITTEE OF UNSECURED CREDITORS	REGENCY CENTERS, L.P.	ATTN: ERNST BELL	ERNSTBELL@REGENCYCENTERS.COM
COUNSEL TO SVP SEWING BRANDS LLC ("SVP SEWING")	RICHARDS, LAYTON & FINGER, P.A.	ATTN: MARK D. COLLINS, ALEXANDER R. STEIGER	STEIGER@RLF.COM COLLINS@RLF.COM
COUNSEL TO VENTURE HULEN, LP ("VENTURE HULEN")	ROCHELLE MCCULLOUGH, LLP	ATTN: J. MARK CHEVALLIER, MICHAEL T. PIPKIN	MCHEVALLIER@ROMCLAW.COM MPIPKIN@ROMCLAW.COM
COUNSEL TO STUDIO ELUCEO LTD ("STUDIO ELUCEO")	SAUL EWING LLP	ATTN: EVAN T. MILLER, ESQUIRE	EVAN.MILLER@SAUL.COM
COUNSEL TO PHILLIPS EDISON & COMPANY INC., ALAMEDA CROSSING STATION LLC, BEAR CREEK STATION LLC, BEAVERCREEK TOWNE STATION LLC, HAMILTON VILLAGE STATION LLC, LAKEWOOD STATION LLC, RAYNHAM STATION LLC, AND RICHMOND STATION LLC	SAUL EWING LLP	ATTN: MONIQUE B. DISABATINO, ESQUIRE	MONIQUE.DISABATINO@SAUL.COM
COUNSEL TO STUDIO ELUCEO LTD ("STUDIO ELUCEO")	SAUL EWING LLP	ATTN: RYAN COY, ESQUIRE	HANNAH.RICHMOND@SAUL.COM
COUNSEL TO PHILLIPS EDISON & COMPANY INC., ALAMEDA CROSSING STATION LLC, BEAR CREEK STATION LLC, BEAVERCREEK TOWNE STATION LLC, HAMILTON VILLAGE STATION LLC, LAKEWOOD STATION LLC, RAYNHAM STATION LLC, AND RICHMOND STATION LLC	SAUL EWING LLP	ATTN: TURNER N. FALK, ESQUIRE	TURNER.FALK@SAUL.COM
SECURITIES AND EXCHANGE COMMISSION - REGIONAL OFFICE	SECURITIES & EXCHANGE COMMISSION - NY OFFICE	ATTN: BANKRUPTCY DEPARTMENT	BANKRUPTCYNOTICESCHR@SEC.GOV NYROBANKRUPTCY@SEC.GOV
SECURITIES AND EXCHANGE COMMISSION - REGIONAL OFFICE	SECURITIES & EXCHANGE COMMISSION - PHILADELPHIA OFFICE	ATTN: BANKRUPTCY DEPARTMENT	SECBANKRUPTCY@SEC.GOV

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
SECURITIES AND EXCHANGE COMMISSION - HEADQUARTERS	SECURITIES AND EXCHANGE COMMISSION	ATTN: SECRETARY OF THE TREASURY	SECBANKRUPTCY@SEC.GOV
COUNSEL TO IG DESIGN GROUP AMERICAS, INC.	SEYFARTH SHAW LLP	ATTN: JAMES B. SOWKA, ESQUIRE	JSOWKA@SEYFARTH.COM
COMMITTEE OF UNSECURED CREDITORS	SIMON PROPERTY GROUP, INC. AND ITS RELATED ENTITIES	ATTN: RONALD M. TUCKER, ESQ.	RTUCKER@SIMON.COM
COUNSEL TO BRIDGE33 CAPITAL LLC, RPI RIDGMAR TOWN SQUARE, LTD.	SINGER & LEVICK, P.C.	ATTN: MICHELLE E. SHRIRO, ESQ.	MSHRIRO@SINGERLEVICK.COM
COUNSEL TO G&I IX EMPIRE MCKINLEY MILESTRIP LLC, ARD MACARTHUR LLC, CONCORD RETAIL PARTNERS, L.P., CENTERTON SQUARE, LLC	SIRLIN LESSER & BENSON, P.C.	ATTN: DANA S. PLON, ESQUIRE	DPLON@SIRLINLAW.COM
COUNSEL TO ALAMO CENTER, LLC	SOLOMON WARD SEIDENWURM & SMITH LL	ATTN: MICHAEL D. BRESLAUER	MBRESLAUER@SWSSLAW.COM
COUNSEL TO SUMMIT TOWNE CENTRE	SPERO LAW OFFICE	ATTN: JOSEPH B. SPERO	SPEROFIRM@SPEROLAWOFFICE.COM
COUNSEL TO BLUE YONDER, INC.	SQUIRE PATTON BOGGS (US) LLP	ATTN: MARK A. SALZBERG	MARK.SALZBERG@SQUIREPB.COM
COUNSEL TO BAYSHORE VILLAGE (U.S.), INC.	STARK & STARK, P.C.	ATTN: JOSEPH H. LEMKIN, ESQUIRE	JLEMKIN@STARK-STARK.COM
STATE OF ALASKA ATTORNEY GENERAL	STATE OF ALASKA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	ATTORNEY.GENERAL@ALASKA.GOV
STATE OF ARIZONA ATTORNEY GENERAL	STATE OF ARIZONA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	AGINFO@AZAG.GOV
STATE OF CALIFORNIA ATTORNEY GENERAL	STATE OF CALIFORNIA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	BANKRUPTCY@COAG.GOV
STATE OF CONNECTICUT ATTORNEY GENERAL	STATE OF CONNECTICUT ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	ATTORNEY.GENERAL@CT.GOV DENISE.MONDELL@CT.GOV
STATE OF DELAWARE ATTORNEY GENERAL	STATE OF DELAWARE ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	ATTORNEY.GENERAL@STATE.DE.US

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
STATE OF ILLINOIS ATTORNEY GENERAL	STATE OF ILLINOIS ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	WEBMASTER@ATG.STATE.IL.US
STATE OF INDIANA ATTORNEY GENERAL	STATE OF INDIANA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	INFO@ATG.IN.GOV
STATE OF IOWA ATTORNEY GENERAL	STATE OF IOWA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	WEBTEAM@AG.IOWA.GOV
STATE OF LOUISIANA ATTORNEY GENERAL	STATE OF LOUISIANA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	CONSUMERINFO@AG.STATE.LA.US
STATE OF MAINE ATTORNEY GENERAL	STATE OF MAINE ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	AARON.FREY@LEGISLATURE.MAINE.GOV ATTORNEY.GENERAL@MAINE.GOV
STATE OF MARYLAND ATTORNEY GENERAL	STATE OF MARYLAND ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	OAG@OAG.STATE.MD.US
STATE OF MICHIGAN ATTORNEY GENERAL	STATE OF MICHIGAN ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	MIAG@MICHIGAN.GOV
STATE OF MISSOURI ATTORNEY GENERAL	STATE OF MISSOURI ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	ATTORNEY.GENERAL@AGO.MO.GOV
STATE OF MONTANA ATTORNEY GENERAL	STATE OF MONTANA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	CONTACTDOJ@MT.GOV
STATE OF NEBRASKA ATTORNEY GENERAL	STATE OF NEBRASKA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	NEDOJ@NEBRASKA.GOV
STATE OF NEVADA ATTORNEY GENERAL	STATE OF NEVADA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	AGINFO@AG.NV.GOV
STATE OF NEW HAMPSHIRE ATTORNEY GENERAL	STATE OF NEW HAMPSHIRE ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	ATTORNEYGENERAL@DOJ.NH.GOV

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STATE OF NEW JERSEY ATTORNEY GENERAL	STATE OF NEW JERSEY ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	ASKCONSUMERAFFAIRS@LPS.STATE.NJ.US
STATE OF NORTH DAKOTA ATTORNEY GENERAL	STATE OF NORTH DAKOTA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	NDAG@ND.GOV
STATE OF OREGON ATTORNEY GENERAL	STATE OF OREGON ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	CONSUMER.HOTLINE@DOJ.STATE.OR.US
STATE OF SOUTH DAKOTA ATTORNEY GENERAL	STATE OF SOUTH DAKOTA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	CONSUMERHELP@STATE.SD.US
STATE OF TENNESSEE ATTORNEY GENERAL	STATE OF TENNESSEE ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	GINA.HANTEL@AG.TN.GOV
STATE OF TEXAS ATTORNEY GENERAL	STATE OF TEXAS ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	PUBLIC.INFORMATION@OAG.STATE.TX.US
STATE OF UTAH ATTORNEY GENERAL	STATE OF UTAH ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	UAG@UTAH.GOV
STATE OF WEST VIRGINIA ATTORNEY GENERAL	STATE OF WEST VIRGINIA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	CONSUMER@WVAGO.GOV
COUNSEL TO RITHUM CORPORATION	STRADLEY, RONON, STEVENS & YOUNG, LLP	ATTN: DANIEL M. PEREIRA, ESQUIRE	DPEREIRA@STRADLEY.COM
COUNSEL TO GANGA ACROWOOLS LIMITED ("GANGA"), JANOME AMERICA INC. ("JANOME")	SULLIVAN HAZELTINE ALLINSON LLC	ATTN: WILLIAM A. HAZELTINE, ESQ., WILLIAM D. SULLIVAN, ESQ.	WHAZELTINE@SHA-LLC.COM BSULLIVAN@SHA-LLC.COM
COUNSEL TO DEPTH COMMERCE LLC, FKA MELON TECHNOLOGIES, LLC	SWANSON, MARTIN & BELL, LLP	ATTN: CHARLES S. STAHL, JR	CSTAHL@SMBTRIALS.COM
COUNSEL TO WESTMINSTER GRANITE MAIN LLC	TENENBAUM & SAAS, P.C.	ATTN: BRADSHAW ROST, ESQ.	BROST@TSPCLAW.COM
TENNESSEE ATTORNEY GENERAL'S OFFICE	TENNESSEE DEPARTMENT OF REVENUE	ATTN: LAURA L. MCCLLOUD	AGBANKDELAWARE@AG.TN.GOV

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	TEXAS ATTORNEY GENERAL'S OFFICE BANKRUPTCY & COLLECTIONS DIVISION	ATTN: CHRISTOPHER S. MURPHY	CHRISTOPHER.MURPHY@OAG.TEXAS.GOV
COUNSEL TO CB PASO, LLC	THE EHRLICH LAW FIRM	ATTN: WILLIAM EHRLICH	WILLIAM@EHRLICHLAWFIRM.COM
COUNSEL TO VIITION (ASIA) LIMITED	THE ROSNER LAW GROUP LLC	ATTN: FREDERICK B. ROSNER, ESQ., ZHAO (RUBY) LIU, ESQ.	ROSNER@TEAMROSNER.COM LIU@TEAMROSNER.COM
COUNSEL TO RIVER RIDGE MALL JV, LLC	THOMPSON HINE LLP	ATTN: LOUIS F. SOLIMINE, ESQ.	LOUIS.SOLIMINE@THOMPSONHINE.COM
COUNSEL TO DCTN3 509 PANAMA CITY FL, LLC	TOBIN & REYES PLLC	ATTN: RICARDO A. REYES, ESQ	ESERVICE@TOBINREYES.COM RAR@TOBINREYES.COM MHORTON@TOBINREYES.COM RREID@TOBINREYES.COM
US ATTORNEY FOR THE DISTRICT OF DELAWARE	US ATTORNEY FOR DELAWARE	ATTN: DAVID C. WEISS	USADE.ECFBANKRUPTCY@USDOJ.GOV
COUNSEL TO JONES LANG LASALLE AMERICAS, INC.	WALSH PIZZI O'REILLY FALANGA, LLP	ATTN: STEPHEN V. FALANGA, ESQ., NICK M. EBEL, ESQ.	SFALANGA@WALSH.LAW NEBEL@WALSH.LAW
WASHINGTON DC ATTORNEY GENERAL	WASHINGTON DC ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	OAG@DC.GOV
COUNSEL TO KHP LIMITED PARTNERSHIP	WENOKUR RIORDAN PLLC	ATTN: FAYE C. RASCH	FAYE@WRLAWGROUP.COM
COUNSEL TO WITTE PLAZA, LTD.	WEYCER, KAPLAN, PULASKI & ZUBER, P.C.	ATTN: JEFF CARRUTH	JCARRUTH@WKPZ.COM
COUNSEL TO AMERICASMART REAL ESTATE, LLC	WILES & WILES, LLP	ATTN: JOHN J. WILES, ESQ.	BANKRUPTCY@EVICT.NET
COUNSEL TO PROJECT SWIFT LLC, BOOT BARN, INC.	YOUNG CONAWAY STARGATT & TAYLOR, LLP	ATTN: SEAN M. BEACH, ROBERT S. BRADY, KENNETH J. ENOS	SBEACH@YCST.COM RBRADY@YCST.COM KENOS@YCST.COM

Exhibit B

Exhibit B
Seventeenth Omnibus Objection Service List
Served as set forth below

AddressID	Name	Address1	Address2	Address3	Address4	City	State	Postal Code	Email	Method of Service
30507976	Arbor Square II, LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 2310	New York	NY	10020	avrooman@barclaydamon.com;	First-Class Mail and Email
30442601	ARD MacArthur LLC	Sirlin Lesser & Benson, P.C.	c/o Dana S. Plon, Esquire	123 South Broad Street	Suite 2100	Philadelphia	PA	19109	sfleischer@barclaydamon.com dplon@sirlinlaw.com	First-Class Mail and Email
30421003	Arsenal Plaza Associates, LLC	c/o Lippes Mathias LLP	Attn: Joann Sternheimer, Esq.	54 State Street	Suite 1001	Albany	NY	12207	jsternheimer@lippes.com;	First-Class Mail and Email
30421004	Arsenal Plaza Associates, LLC	c/o Nigro Retail Properties	20 Corporate Woods Blvd.			Albany	NY	12211	lferguson@nigroproperties.com	First-Class Mail and Email
30542381	B33 Shops at Centerpoint III LLC	601 Union Street	Suite 1115			Seattle	WA	98101	andy@bridge33capital.com	First-Class Mail and Email
30542380	B33 Shops at Centerpoint III LLC	Singer & Levick, P.C.	Attn: Michelle E. Shiro	16200 Addison Road	Suite 140	Addison	TX	75001	mshiro@singerlevick.com;	First-Class Mail and Email
30490155	Blum Boulders Associates I, LLC	Gilbert Bird Law Firm, PC	c/o Ryan J. Bird	10575 N 114th St	Ste 115	Scottsdale	AZ	85259	scotton@singerlevick.com rbird@gilbertbirdlaw.com	First-Class Mail and Email
30435977	Brixmor GA Seacoast Shopping Center LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilmani@ballardspahr.com;	First-Class Mail and Email
30435929	Brixmor SPE 3 LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilmani@ballardspahr.com;	First-Class Mail and Email
30508331	Brixmor SPE 4 LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilmani@ballardspahr.com;	First-Class Mail and Email
30508324	Brixmor-Lakes Crossing, LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilmani@ballardspahr.com;	First-Class Mail and Email
30432909	Carwood Skypark, LLC	Beall & Burkhardt, APC	Eric Burkhardt	1114 State Street	Ste 200	Santa Barbara	CA	93101	weidmanb@ballardspahr.com eric@beallandburkhardt.com	First-Class Mail and Email
30432908	Carwood Skypark, LLC	c/o Investec Management Corp	200 E. Carillo St.	Suite 200		Santa Barbara	CA	93101	billy@investecre.com	First-Class Mail and Email
30422713	CH Realty X-DLC R Wheaton Danada West, L.L.C.	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 501	New York	NY	10020	avrooman@barclaydamon.com;	First-Class Mail and Email
30432074	Columbia (Northpointe) WMS, LLC	c/o Barclay Damon LLP	Attn: Kevin M. Newman	Barclay Damon Tower	125 East Jefferson Street	Syracuse	NY	13202	sfleischer@barclaydamon.com	First-Class Mail and Email
30398406	Concord Retail Partners, L.P.	Sirlin Lesser & Benson, P.C.	c/o Dana S. Plon, Esquire	123 South Broad Street	Suite 2100	Philadelphia	PA	19109	knewman@barclaydamon.com dplon@sirlinlaw.com	First-Class Mail and Email
30421020	Del Amo Fashion Center Operating Company L.L.C.	c/o: Simon Property Group, Inc.	225 West Washington St			Indianapolis	IN	46204	bankruptcy@simon.com	First-Class Mail and Email
30421021	Del Amo Fashion Center Operating Company L.L.C.	P.O. Box 409657				Atlanta	GA	30384-9657	bankruptcy@simon.com	First-Class Mail and Email
30442872	FOF 1073 LLC	Attn: Stephen M. Kaplan, Esq.	45 Addington Road			West Roxbury	MA	02132	kaplanlawworks@aol.com	First-Class Mail and Email
30442873	FOF 1073 LLC	P.O. Box 505125				Chelsea	MA	02150	newchelsea@aol.com	First-Class Mail and Email
30435910	Fox Run Limited Partnership	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilmani@ballardspahr.com;	First-Class Mail and Email
30508032	Frederick County Square Improvements, LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas, Suite 2310		New York	NY	10020	heilmani@ballardspahr.com;	First-Class Mail and Email
30442129	Holobeam, Inc.	240 Main Road				Montville	NJ	07045	vesperm@ballardspahr.com	First-Class Mail and Email
30442130	Holobeam, Inc.	Care of Jameson P. Van Eck, Esq.	12 Route 17 North, Suite 310			Paramus	New Jersey	07653	sfleischer@barclaydamon.com	First-Class Mail and Email
30442131	Holobeam, Inc.	Jameson P. Van Eck, Esq.	Attorney - Wells, Jaworski, & Liebman, LLP	12 Route 17 North, Suite 310		Paramus	NJ	07653	holobeamvp@gmail.com jvaneck@wellslaw.com	First-Class Mail and Email
30432782	HV Center LLC, HV Center TIC 1 LLC, HV Center TIC 2 LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 501	New York	NY	10020	avrooman@barclaydamon.com;	First-Class Mail and Email
30501488	IN-Goshen Market, LLC	c/o Barclay Damon LLP	Attn: Kevin M. Newman	Barclay Damon Tower	125 East Jefferson Street	Syracuse	NY	13202	sfleischer@barclaydamon.com	First-Class Mail and Email
30289406	La Habra Westridge Partners, L.P.	Law Offices of Ronald K. Brown, Jr., APC	901 Dove St.	Suite 120		Newport Beach	CA	92660	knewman@barclaydamon.com	First-Class Mail and Email
30443640	MANN ENTERPRISES, INC.	MATTHEW B. BERGER	SUNBELT INVESTMENT HOLDINGS INC.	8095 OTHELLO AVENUE		SAN DIEGO	CA	92111	ron@rkbrownlaw.com	First-Class Mail and Email
30443139	MANN ENTERPRISES, INC.	PROCOPIO, CORY, HARGREAVES & SAVITCH LLP	ATTN: GERALD P. KENNEDY, ESQ.	525 B STREET	SUITE 2200	SAN DIEGO	CA	92101	mberger@sunbeltinv.com	First-Class Mail and Email
30441112	McGrath-RHD Partners, L.P.	c/o Rothbart Development Corp.	10990 Wilshire Blvd.	Ste. 1000		Los Angeles	CA	90024	gerald.kennedy@procopio.com	First-Class Mail and Email
30441505	McGrath-RHD Partners, L.P.	Dentons US LLP	Jess Bressi	4675 MacArthur Court	Suite 1250	Newport Beach	CA	92660	adam@rothbartdev.com	First-Class Mail and Email
30442404	Milan Real Estate Investments, LLC	c/o Corey E Taylor APC	629 Camino de los Mares	Ste 305		San Clemente	CA	92673	jess.bressi@dentons.com	First-Class Mail and Email
30442405	Milan Real Estate Investments, LLC	c/o Milan Capital Management, Inc.	701 S. Parker Street	Suite 5200		Orange	CA	92668	corey@taylorlawoc.com	First-Class Mail and Email
30511061	MP Northglenn Investors, LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	rod@milancap.com	First-Class Mail and Email
30224484	New York State Department of Labor	1220 Washington Ave	Bldg 12-Rm 256			Albany	NY	12226	heilmani@ballardspahr.com;	First-Class Mail and Email
30507661	NNN Reit, LP	c/o Gina Steffens	450 S. Orange Avenue	Suite 900		Orlando	FL	32801	weidmanb@ballardspahr.com	First-Class Mail and Email
30540419	Realty Income Corporation	Attention: Legal Department	11995 El Camino Real			San Diego	CA	92130	bankruptcy@labor.ny.gov	First-Class Mail
30511118	Realty Income Corporation	c/o Ballard Spahr LLP	Attn: Michael Myers	1 East Washington Street, Suite 2300		Phoenix	AZ	85004	gina.steffens@nnnreit.com;	First-Class Mail and Email
30422498	RMAF IA, LLC	Ervin Cohen & Jessup LLP	Byron Z. Moldo, Esq.	9401 Wilshire Blvd.	12th Floor	Beverly Hills	CA	90212-2974	kristin.szalajo@nnnreit.com	First-Class Mail and Email
30422499	RMAF IA, LLC	Red Mountain Asset Fund I	Andy Haley	1234 E. 17th Street		Santa Ana	CA	92701	myersm@ballardspahr.com	First-Class Mail and Email
30331600	Rochester Crossing, LLC	Cafe of: Jason B. Curtin	600 Atlantic Ave, Floor 19			Boston	MA	02210	bmoldo@ecjlaw.com	First-Class Mail and Email
30331450	Rouse Companies, LLC	Wyatt, Tarrant & Combs, LLP	Attn: Daniel E. Hitchcock	250 West Main Street	Suite 1600	Lexington	KY	40507	ahaley@rmrginc.com	First-Class Mail and Email
30432402	RSS WFRBS2001-C3-DE PMHN, LLC	Barclay Damon LLP	Kevin M. Newman	Barclay Damon Tower	125 East Jefferson Street	Syracuse	NY	13202	jcurtin@kb-law.com	First-Class Mail and Email
30508384	Shopping Center Associates	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	brian.mclaughlin@offitkurman.com;	First-Class Mail and Email
30422489	Smart Cienega SPE, LLC	Andy Haley	1234 E. 17th St.			Santa Ana	CA	92701	dhitchcock@wyattfirm.com	First-Class Mail and Email
30422488	Smart Cienega SPE, LLC	Ervin Cohen & Jessup LLP	Byron Z. Moldo, Esq.	9401 Wilshire Blvd.	12th Floor	Beverly Hills	CA	90212	avrooman@barclaydamon.com;	First-Class Mail and Email
30508157	Spirit Master Funding IV, LLC	c/o Ballard Spahr LLP	Attn: Michael Myers	1 East Washington Street, Suite 2300		Phoenix	AZ	85004	knewman@barclaydamon.com	First-Class Mail and Email
30540396	Spirit Master Funding IV, LLC	Realty Income Corporation	Attention: Legal Department	11995 El Camino Real		San Diego	CA	92130	heilmani@ballardspahr.com;	First-Class Mail

Exhibit B
Seventeenth Omnibus Objection Service List
Served as set forth below

AddressID	Name	Address1	Address2	Address3	Address4	City	State	Postal Code	Email	Method of Service
30508042	Taylor Square Holdings, LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 2310	New York	NY	10020	avrooman@barclaydamon.com; sfleischer@barclaydamon.com	First-Class Mail and Email
30422696	University Place Improvements Owner LLC	Barclay Damon LLP	Scott L. Fleischer	1270 Avenue of the Americas	Suite 501	New York	NY	10020	avrooman@barclaydamon.com; sfleischer@barclaydamon.com	First-Class Mail and Email
30507826	Vestal Parkway Plaza LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street, 11th Floor		Wilmington	DE	19801	heilmani@ballardspahr.com; vesperm@ballardspahr.com	First-Class Mail and Email
30422788	WHLR - Village of Martinsville, LLC	c/o Barclay Damon LLP	Barclay Damon Tower	Attn: Kevin M. Newman	125 East Jefferson Street	Syracuse	NY	13202	avrooman@barclaydamon.com; knewman@barclaydamon.com	First-Class Mail and Email